

Wellborn Commercial Concepts

Purpose Statement

This district is generally for concentrations of commercial activities that focus primarily on the nearby residents versus the larger community. Such uses shall be limited in size and not accommodate for drive-thru services. Specific design elements should be incorporated into such developments so as to limit the visual impact on the community and enhance the defined character.

Comprehensive Plan

This zoning is appropriate in areas designated Wellborn Commercial on the Comprehensive Plan.

Subdivision Design

Dimensional Standards

Minimum width:	50'
Minimum depth:	100'
Front setback:	25'
Side setback:	7.5'
Street side setback:	15'
Rear setback:	20'
Max. height:	2 Stories/35'*

**Public, civic, and institutional structures shall have a 50' maximum height*

Permitted Uses

Animal Care Facility, Indoor
Art Studio/Gallery
Commercial Amusements (C)
Commercial Day Care
Dry Cleaners/laundry
Educational Facility, Indoor Instruction
Educational Facility, Primary & Secondary
Educational Facility, Tutoring
Fuel Sales
Government Facilities (P*)
Health Care, Medical Clinics
Health Club/Sports Facility, Indoor
Offices
Parks
Personal Service Shop
Places of Worship (P*)
Printing/Copy Shop
Restaurants
Retail Sales & Service
Storage, Self Service (P*)
Utility (P*)
WTF – Unregulated